

**FACILITIES ADVISORY COMMITTEE  
MEETING NOTES**

**MARCH 11, 2019  
10:00AM - 12:00PM**

**PRESENT:** Eric Kaljumagi, Professor, Learning Assistance  
Gary Nellesen, Director, Facilities Planning & Management (FPM)  
Joe Carbajal, Project Expert, Facilities Planning & Mgmt. (FPM) (Notes)  
Kevin Owen, Assistant Director, Technical Services  
Marc Ruh, Professor, Kinesiology & Athletics  
Mark Fernandez, Web Support Services, IT  
Mika Klein, Sr. Facilities Planner, Facilities Planning & Mgmt. (FPM)  
Ron Bean, Director, Academic Technology, IT  
Tom Mauch, Associate VP, Student Services

**ABSENT:** Andi Fejeran Sims, Director, Student Life  
Gabriel Alfaro, Student Representative, Associated Students  
Grace Hanson, Dean, Access & Wellness  
Johnny Jauregui, Lead Landscape, Facilities Planning & Mgmt. (FPM)  
Joumana McGowan, Associate Vice President, Instruction  
Melissa Cone, Executive Assistant I, Fiscal Services  
Bill Asher, Assistant Director, Facilities Planning & Mgmt. (FPM)

**SUMMARY OF DISCUSSION:**

**Accreditation Standard III.B. Facilities Resources:** *Plans and evaluates facilities to assure feasibility and effectiveness in supporting College programs and support services.* The following agenda items are noted as referencing **III.B:**

- ITEM 2: MEASURE GO EXPENSE PLAN
- ITEM 3: MAJOR PROJECTS
- ITEM 4: MINOR PROJECTS
- ITEM 5: PLANNING ACTIVITIES
- ITEM 6: REQUESTS FOR PROPOSALS

**1. REVIEW OF PREVIOUS MEETING NOTES**

A. Gary Nellesen reviewed the notes from the January 14, 2019 and February 11, 2019 meetings with the group.

**2. MEASURE GO EXPENSE PLAN (III.B)**

- A. Gary passed out copies of the *Measure GO Series 2019 Expense Plan* dated February 7, 2019 and the *Recommended Phasing Chart for Measure GO* dated December 12, 2018.
- Gary stated that the GO bond sale was completed on March 8, 2019 and that its status is currently pending.
- B. Gary presented the *Facilities Planning and Management Overview of Current and Upcoming Building Projects PowerPoint* dated March 11, 2019.

- This is the same presentation he gave at the Special Board Study Session on March 9, 2019

#### C. Measure GO Responsibility:

- Gary stated that Measure GO responsibility is reviewed by the Board of Trustees and the Facilities Advisory Committee in order to keep Facilities Planning and Management accountable.
- Measure GO responsibilities include:
  - Program Management and Administration:
    - Creating better outcomes for the college using internal support and experts.
  - Program and Project Budget Development and Management:
    - Program budgets are frequently reviewed with architects, consultants, and project managers.
  - Facilities Planning:
    - This unit helps support and execute the programming of buildings, campus plans, planning studies, document resources archives, master plan, environmental impact reports, etc.
  - Design Management and Construction Management
  - Code Compliance, Inspection, Construction, and Hazardous Materials Safety
  - Furniture Fixtures and Equipment (FF&E) Specifications and Procurement
  - Transition to Maintenance and Operations:
    - Gary Nellesen is requesting permission from President's Cabinet to hire a Deputy Director to assist with building transitions.
    - Both building and hidden defects have timeframes by law where the issues must be addressed by the contractors.
    - There is a responsibility to Mt. SAC to make sure that buildings are built correctly, according to plans, and following both federal and State guidelines.
  - Ongoing Maintenance and Operations

#### D. Campus-Wide Planning Studies:

- Gary stated that several planning studies have been completed over the past year and many more will be in progress throughout the following years.
- Completed and future proposed studies include:
  - 2018 Educational and Facilities Master Plan (EFMP)
  - 2018 EFMP and Transit Center Environmental Studies
  - West Parcel Site Study
  - Classroom Utilization Assessment
  - Lighting and Wayfinding Design Guidelines and Implementation Plans
  - Comprehensive Campus Utilities Infrastructure Plan (update)
  - Energy Audit
  - Campus Parking and Circulation Plan (update)
  - Campus Safety and Security Study (update)
    - Gary stated that once a Police Chief has been hired and confirmed, campus safety and security will be assessed.
    - The previous Crime Prevention Through Environmental Design (CPTED) Articulated Physical Security Assessment was completed in 2010.

#### E. Measure GO Phases 1A and 1B:

- Phase 1A will include development of the Student Center, Central Campus Infrastructure, Athletics Complex East, Parking Structure R and Tennis Courts, Parking Structure S, West Temple Avenue Pedestrian Bridge, Transit Center, New Temple Avenue Intersection, Temple Avenue Green Corridor and Street Improvements, Gymnasium/Wellness/Aquatics Center, and Heritage Hall.
- Phase 1B will include the Bookstore, Library/Learning Resources, Science and Student Services North facilities.

### 3. MAJOR PROJECTS (IIIB)

#### A. Fall 2019 Parking and Logistics Plan:

- The following parking lots across campus will be improved to accommodate a larger amount of vehicles:
  - Lot A will accommodate 167 additional parking spaces.
  - Lot B will accommodate 577 additional parking spaces.
  - Lot F will accommodate 177 additional parking spaces.
  - Lot M will accommodate 101 additional parking spaces.
- The total number of parking spaces on campus will be 9,039.
  - 1,546 staff parking spaces will be available at roughly 17% of the overall number of spaces on campus.

#### B. Spring 2020 Parking and Logistics Plan:

- Between Fall 2019 and Spring 2020, the total parking spaces on campus will be reduced to 8,380 spaces due to various construction projects.
  - Lot D will lose 391 spaces (construction of Transit Center and new Classroom Modularity).
  - Lot S will lose 268 spaces (construction of Parking Structure S).
  - Staff parking will be reduced to 1,382 spaces from 1,546 spaces.
- Gary stated that when students pursue fewer class units per semester, more parking spaces are needed to accommodate part-time students coming to campus at various hours.
- Gary would like to have the annual parking count completed during the first week of Fall 2019 to measure where students and faculty are parking, and how many spaces are being used per hour.
  - Once this data has been collected, recommendations can be made on the number of additional staff spaces needed and their placement on campus.

#### C. Fall 2020 and Spring 2021 Parking and Logistics Plan:

- Parking Structure R will be completed providing 709 additional parking spaces [including Electronic Vehicle Charging Stations (EVCS)].
- The campus will have 9,089 spaces available with 15% designated for staff.
- Due to the loss of several parking lots throughout these transitions, and because Parking Structure S includes the West Temple Avenue Pedestrian Bridge that crosses Temple Avenue and ends at Miracle Mile, several suggestions were made to accommodate staff members and their travel time to and from their cars and including:
  - Staff Shuttles
  - Van Pools
  - Ride Shares
  - Staff Incentives to parking off site
  - Inter-Campus Shuttle to maneuver riders across campus

#### D. Fall 2021 Parking and Logistics Plan:

- Parking Structure S will be completed providing an additional 828 parking spaces [including Electronic Vehicle Charging Stations (EVCS)].
- The total number of parking spaces available on campus will be 9,917, with 15% designated for staff members.
- The Transit Center will be completed and in use during the Fall 2021 Semester.

#### E. Parking Structure R and Tennis Courts:

- The current budget is \$32M.
- The project includes 709 parking spaces on two levels, nine lighted tennis courts, bleacher seating, restrooms, and supporting broadcasting infrastructure.
- Project Timeline:
  - March 2019: Estimated Approval of the Project by the Division of the State Architect (DSA)
  - June 2019: Construction Contracts Awarded (after 2018 EMFP EIR Certification)
  - August 2020: Construction Complete

## F. Parking Structure S:

- The current budget is \$35M.
- The structure includes 828 new parking spaces on four levels.
- Project Timeline:
  - October 2019: Estimated Approval of the Project by DSA
  - January 2020: Construction Contracts Awarded
  - February 2021: Construction Complete

## G. West Temple Avenue Pedestrian Bridge:

- Discussion was held regarding the logistics of service cart, pedestrian, and automobile circulation in relation to this pedestrian bridge. Recommendations included:
  - An All Car Stop Pedestrian Scramble at the Temple/Bonita intersection.
  - No crosswalk at the Transit Center traffic signal in order to get students to utilize the new pedestrian bridge.
  - A plan for service carts to safely cross Temple Avenue at Bonita Drive.

## H. Physical Education Project (PEP) Phase 1:

- Construction is currently 65% complete.
- Occupancy anticipated for December 2019 through February 2020.
- Current issues include:
  - Rain delays
  - Coordination with adjacent projects
  - The equipment budget
- The 3-digit Building Renumbering Project will start with the Physical Education Project (PEP) Phase 1 and will continue with Phase 2:
  - Included buildings are the Stadium, Ticketing, Concessions, Aquatics Center, Gymnasium/Wellness Center, Heritage Hall, Parking Structure R, etc.
  - This is the “700” Neighborhood—South of Temple and East of Bonita.
  - Numbering will follow the scheme presented in the 2018 Educational and Facilities Master Plan (EFMP) and reviewed with the Facilities Advisory Committee in October 2018.

## I. Physical Education Project (PEP) Phase 2:

- The current budget is \$84M.
- Design phase is currently 20% complete.
- Project Timeline:
  - September 2019: Submission of the Project to DSA
  - August 2020–August 2022: Building Construction

## J. The following HMC drawings for the Gymnasium/Wellness/Aquatics Center and Heritage Hall were presented to the group:

- Site/Landscape Plan
- First Floor Plan
- Second Floor Plan
- Heritage Hall Floor Plan
  - A suggestion was made to rename the “Large Event/Lecture” space to “Assembly Hall” (or something other than lecture or classroom). Because it is a flat floor space, the term “Hall” is not correct.
- Plaza Aerial View
- Plaza View
- Aquatics Center Exterior Views
- Gymnasium Interior Views
- Heritage Hall Interior Views

## K. HPI Architecture’s Exterior Views Drawings of Parking Structure S and the West Temple Avenue Pedestrian Bridge were presented to the group. Recommendations for HPI included:

- Show the Bonita/Temple crosswalks on the drawings so people understand pedestrian and automobile circulation/traffic flow.
- Confirm no crosswalks at the new traffic signal for the Transit Center.

## L. Student Center:

- The current budget is \$92M
- Project Timeline:
  - April 2019: Submission of the Project to the Division of the State Architect (DSA)
  - April 2020: Award Construction Contracts
  - July 2022: Construction Complete

## M. The following HPI drawings of the Student Center were presented to the group:

- Site/Landscape Plan
  - A suggestion was made to correct the room labeling to say “C-Store” and not “Coffee House”.
  - A concern was voiced regarding the Miracle Mile Entry Plaza:
    - ❖ The group agreed that there should be no seating within the Miracle Mile.
    - ❖ Miracle Mile is intended primarily for pedestrian travel. It doubles as access for emergency vehicles and is sized to meet fire lane requirements.
- First Floor Plan
- Second Floor Plan
- Third Floor Plan
- Exterior Views
- Interior Views

**4. MINOR PROJECTS (IIIB)**

A. Deferred to the next meeting.

**5. PLANNING ACTIVITIES (IIIB)**

A. Deferred to the next meeting.

**6. REQUESTS FOR PROPOSALS (IIIB)**

## A. Interior Design and Furniture, Fixtures, and Equipment:

- Currently there are seven proposals to review.
- Teresa Patterson will send the final package of all the proposals received during the week of March 13, 2019.
- Score Review Meeting has been rescheduled for March 20, 2019.
  - Comments to Teresa need to be in by March 17, 2019.
  - Interviews will take place on March 26, 2019.

## B. Materials and Geotechnical Soils Testing:

- Interviews will take place on March 27--28, 2019.

**7. NEXT STEPS**

- A. ID/FF&E Score Review will be held on March 20, 2019.
- B. Geotech RFP Interviews will be held on March 27–28, 2019.
- C. Next Facilities Advisory Committee meeting will be held on April 8, 2019.

**FUTURE MEETINGS**

Monday, April 8, 2019, 10:00 a.m. - 12:00 p.m.  
 Monday, May 13, 2019, 10:00 a.m. - 12:00 p.m.  
 Monday, June 10, 2019, 10:00 a.m.- 12:00 p.m.